
Z-2605
MEDALIST HOLDINGS, LLC
I3 to GB

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner, represented by attorney Daniel Teder, is requesting rezoning of a lot to legitimize a new health club tenant located at the corner of Coleman Court and N. 36th Street (behind the Eastside 9 Theater), more specifically, 580 N. 36th Street, Lafayette, Fairfield 22 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned I3 as is all surrounding property except adjacent to the south which is zoned GB, General Business. The Industrial zoning in this area dates back to two rezone requests in 1979 and 1981 (Z-979 and Z-1090). The GB zoning adjacent to the south was rezoned by the Lafayette City Council in 1987. The Moose Lodge at the corner of 36th and Union was rezoned to GB in 1993. The most recent zoning change in the area occurred last year when the northeast corner of 36th Street and South Street was rezoned from I3 to GB in two separate requests (Z-2572 and Z-2579).

AREA LAND USE PATTERNS:

The building on the site in question has three current businesses; the bulk of the building is used for a members-only health club. The other two uses are business offices. Surrounding uses include a UPS facility and the Eastside 9 Theater to the south, and a mix of light industrial uses and business offices to the north and west.

TRAFFIC AND TRANSPORTATION:

Both N. 36th Street and Coleman Court are urban local roads according to the adopted County *Thoroughfare Plan*. Parking in the GB zone is required to be paved; a large paved parking lot exists on the east side of the building, to the west the lot is gravel.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water provide utilities to the site.

STAFF COMMENTS:

Petitioner located a private health club in the building without realizing that that use would require GB zoning. The city made this known and this request for GB zoning was filed.

The uses that line N. 36th Street are similar to the uses on Farabee Drive; there is a mix of light industrial, contracting, wholesale, and business offices in the area. Just as Farabee is gradually shifting from industrial zoning to GB zoning, four of the last five rezones on N. 36th Street have been from I3 to GB. The site of this request is adjacent to GB zoning to the south and staff can support this request.

STAFF RECOMMENDATION:

Approval